

Naples Planning & Zoning Commission
Minutes
January 9, 1996

This regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order at 3:30 p.m.

Commission Present: Lance Anderson, Alan Calder, Richard Ingram, Amy Pope

Commission Absent: Russell Carter, Kenneth Hullinger, Tom Fryhlins

Council Representative: Everett Coon, present

Others Present: Phil Harrison, Craig Blunt

Approval of October 10, 1995 Minutes, also, November 14, 21, & 28, 1995 Workshop Minutes:

Alan Calder moved to approve the minutes of October 10, 1995 and November 14, 21, & 28, 1995 minutes. Richard Ingram Seconded, the motion passed all voting "aye".

Recognition for Completion of Workshops:

The center for public Policy and Administration of the University of Utah is pleased to award the Citizen Planner Certificate to: Lance Anderson, Russell Carter, Richard Ingram, and Amy Pope. These individuals are congratulated for a job well done. Obviously, they are all dedicated individuals concerned with the future of their city.

The Mayor and City Council also gives congratulations! A good example of "People Serving People."

Craig Blunt gave them their certificates.

The Commissioners that were unable to attend the last meeting to finish the workshops will get an opportunity to complete them sometime around the end of January or the first of February. The date will be announced later.

Phil Harrison - Easement Proposal - 1000 East 1500 South, See Attached Maps:

Mr. Harrison gave a short history of the vacated airport park industrial subdivision. Mr. Harrison owns lot 2, which is land locked. Mr. Harrison is working with the County and the land owners of lot one for right of way. Following discussion, vehicle access chapter 02-12-014 the width of county ground shown on plot where right of way is proposed is more than adequate for private access or right of way to the old lot 2.

Bridge Replacement - Ashley Creek Crossing - 3200 East 1500 South Update:

Craig handed out photos and drawings of proposed bridge and site. Funding would either be by users and UDOT 80/20 bridge replacement program or just users. Keeping the cost down has been a challenge. The proposed users group is limited on funds to match UDOT 80/20 program. Naples has a proposal for UDOT to consider which would keep the cost affordable for the users group. February there will be a meeting with UDOT structural department to find out if it is acceptable. If UDOT turns the proposal down the City will probably no longer mess with the problem.

Zoning Survey Update:

The surveys were mailed out January 5, 1996. The Commission will meet on February 13, 1996 to tally the survey.

The Commission asked Craig to ask the Vernal Express to put a follow up article in the paper about the need for the survey to be answered and returned. It is critical for the commission to have the survey answered truthfully, this will give the commission positive input for future planning.

Other Business Before the Commission:

Having no other business before the Commission, Alan Calder moved to adjourn, Richard Ingram Seconded. The motion passed all voting "aye". The meeting adjourned at 8:45 p.m.

The next Planning and Zoning meeting will be February 13, 1996.

Naples Planning & Zoning Commission
Minutes
February 13, 1996

This regularly scheduled meeting of the Naples Planning and Zoning Commission was canceled due to a lack of a quorum.

Commission Present: Lance Anderson, Amy Pope

Commission Absent: Richard Ingram (excused), Alan Calder, Russell Carter, Kenneth Hullinger, Tom Fryhlins

Council Representative: Everett Coon, Present

Others Present: Craig Blunt

Workshop - Open Community Surveys:

Those members present opened the returned Community Surveys.

Return Findings:

Surveys Mailed Out:

Total = 534
Businesses = 127
Residents = 407

Surveys Returned:

Total = 158
Businesses = 34
Residents = 124

The meeting adjourned at 9:00 p.m.

The next Planning and Zoning meeting will be March 12, 1996.

Naples Planning & Zoning Commission
Minutes
March 11, 1996

This regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order at 7:35 p.m.

Commission Present: Lance Anderson, Alan Calder, Richard Ingram, Amy Pope

Commission Absent: Russell Carter, Kenneth Hullinger, Tom Fryhlins

Council Representative: Everett Coon, present

Others Present: Craig Blunt

Approval of Minutes:

Alan Calder moved to approve the minutes of January 9, and February 13, 1996 minutes. Richard Ingram Seconded, the motion passed all voting "aye".

Minor Subdivision Proposal:

The minor subdivision proposal was presented by Earl Bridges. Mr. Bridges handed out a site plan for property located at 1500 South 2000 East. A South West Corner 4 acre parcel divided into 4 lots. The commission discussed the requirements for a minor subdivision (28-01). Following the discussion the Commission asked Mr. Bridges to present to the commission at the next meeting three engineered final plats (15" X 15" Mylar) and vicinity plat for approval.

New Business in the Area:

Perma Patch company is moving into the 13,000 sq. ft. Building at 1500 South Highway 40, North East corner, a 3.68 acre parcel. The business manufactures' native asphalts patch, ship it out in five gallon buckets to lumber stores and building supplies outlets. It is a wholesale business. The business license application has not been received for review but outside storage should be addressed. The Commission would like to recommend and obscure security fence put up for the outside storage area.

Other Matters Before the Commission:

The Commission is concerned about ZJ Auctions lot. Lately the lot has become cluttered. Craig was asked to visit with the owner and remind him of the conditions that have been agreed to concerning moving items out in a timely manner.

Naples Auto is adding fill dirt to the back portion of their lot. They need to cover up the concrete and other large fill material with some top soil. The neighbors would welcome this improvement Craig is to check on Wet Lands in the Naples Area.

Naples Planning & Zoning Commission
Minutes
April 9, 1996

This regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order at 7:43 p.m.

Commission Present: Alan Calder, Richard Ingram, Amy Pope

Commission Absent: Lance Anderson (He and his wife had a baby boy today), Russell Carter, Kenneth Hullinger, Tom Fryhlins

Council Representative: Everett Coon, present

Others Present: Earl Bridges, Craig Blunt

Approval of Minutes:

Amy Pope moved to approve the minutes of March 11, 1996. Richard Ingram Seconded, the motion passed all voting "aye".

Earl Bridges - Minor Subdivision - 1500 South 2000 East:

Earl presented his preliminary plat for Brooklane Minor Subdivision. Following discussion of access, water, sewer, power, and additional items for the final plat, Everett Coon moved to approve the Brooklane Minor Subdivision and have the final plat presented to the City Council for approval. Richard Ingram Seconded the motion, the motion passed all voting "aye".

Work on Community Survey:

The Commission tallied part of the surveys.

Other Matters Before the Commission:

Having no other business before the Commission, Alan Calder moved to adjourn, Richard Ingram Seconded. The motion passed all voting "aye". The meeting adjourned at 9:40 p.m.

The next Planning and Zoning meeting will be May 14, 1996.

Naples Planning & Zoning Commission
Minutes
May 14, 1996

This regularly scheduled meeting of the Naples Planning and Zoning Commission was canceled due to a lack of quorum.

Commission Present: Lance Anderson

Commission Absent: Alan Calder, Richard Ingram, Amy Pope, Russell Carter, Kenneth Hullinger, Tom Fryhlins

Council Representative: Everett Coon, Absent

Others Present: Craig Blunt

Workshop Review:

1. House Bill 295.
2. Manufactured Homes Ordinance.

Workshop ended at 8:30 p.m.

The next Planning and Zoning meeting will be June 11, 1996.

Naples Planning & Zoning Commission
Minutes
June 11, 1996

This regularly scheduled meeting of the Naples Planning and Zoning Commission was canceled due to a lack of business.

Naples Planning & Zoning Commission
Minutes
July 9, 1996

This regularly scheduled meeting of the Naples Planning and Zoning Commission was canceled due to a lack of business.

NAPLES PLANNING AND ZONING COMMISSION
MINUTES
AUGUST 13, 1996

This regular meeting of the Naples Planning and Zoning Commission was canceled due to a lack of a quorum.

Commission Present: Richard Ingram,

Commission Absent: Lance Anderson, Alan Calder, Kenneth Hullinger, Tom Fryhlins,
Amy Pope

Council representative: Everett Coon, present.

Others Present: Craig Blunt

Workshop:

Review the following:

1. Low and moderate income housing - summery, if there is a need private enterprise will meet the demand working with programs presently in place. Subdivisions of L & M income housing should be avoided.
2. ADA Housing - New construction should consider ADA construction requirements.
3. Elderly Housing - We encourage residenal elderly care facilities 10 to 11 beds. Private enterprise can meet housing needs. Private enterprise should work with the City and County programs.
4. Safe Housing - Due to the low population in Naples, the County Social Programs will meet Naples present and future needs.
5. Employment opportunities - Job growth in Naples has been estimated at slow, under 1% a year. There is opportunity for retail commercial growth which would provide jobs but in a lower income bracket.
6. Education - due to slow growth the need for additional educational facilities in secondary education is not necessary. Higher education which includes vocational could be supported by the county and surrounding communities.
7. Child Care - Private enterprise has provided ample services for child care for babysitting, pre-school and with the addition of the Head Start Program working with the School District and socail services, outside programs seem plentiful. Additional programs funded by tax payers is discouraged. Parents need to take responsabilty for their chidren.
8. Land Use Development - Encourage new residenial growth on unproductive lands but not resrict land owners from making their own choices.

Establish a strong community identity by providing major focal points as community parks, shopping center, City hall, industrial parks, community center, ect. Endeavor to implement a community streetscape, emphasize the entrances to the City. Encourage developers to provide attractive entrances to their subdivisions. Encourage local businesses to develop attractive frontage to their business.

Workshop ended at 8:30 P.M.

Naples Planning & Zoning Commission
Minutes
September 10, 1996

This regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order at 7:40 p.m.

Commission Present: Lance Anderson, Alan Calder, Russell Carter,

Commission Absent: Richard Ingram, Amy Pope, Kenneth Hullinger, Tom Fryhlins

Council Representative: Everett Coon, present

Others Present: Craig Blunt

Approval of August 13, 1996 Minutes:

Alan Calder moved to approve the minutes of August 13, 1996. Everett Coon Seconded, the motion passed all voting "aye".

Business Before the Commission:

Gary McClellan submitted a preliminary plot plan. They said it was Wholesale Manufacturing with no pollution and three employees to start. Everett moved to send this to the Council. Russ Carter Seconded. We were not told what the business was, but the plot plan was reviewed, the motion passed all voting "aye".

Discussion of MH Ordinance:

1. We would like to see what the ICBO guidelines are.
2. We would like to know what being a non-conforming dwelling would mean.
3. Drop the part in Section 6. "Or material of like appearance."
4. In section F we would like to add to the end, "or any material meeting the U.B.C."

Other Business Before the Commission:

Having no other business before the Commission, Everett Coon moved to adjourn, Alan Calder Seconded. The motion passed all voting "aye".

The next Planning and Zoning meeting will be October 8, 1996.



Naples Planning & Zoning Commission
Minutes
December 10, 1996

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:40 p.m.

Commission present: Richard Ingram, Amy Pope, Russell Carter

Commission Absent: Lance Anderson (excused), Alan Calder

Council Representative: Everett Coon, Present.

Others present: Ken Bassett, Mayor Heeney, Craig Blunt

Approval of October 8, 1996 and November 12, 1996 minutes.

Everett Coon moved to approve the minutes of October 8, 1996 and November 12, 1996 as corrected, Richard Ingram Seconded. The motion passed all voting "Aye".

UBET Communication Tower

Craig updated the commission. Craig presented the recommendation of the commission to approve a temporary placement of a wooden pole (Communication Tower), to be placed at 1827 South 1500 East to the City Council. The City Council approved the recommendation. The tower is in place.

Housing Development Review at Golf Course

Mayor Heeney of Vernal and Vernal City Manager, Ken Bassett, presented to the commission a map showing four sites for housing development and a draft of Declaration of Restrictions for three of the four sites (number two has not yet been drafted). Ken Bassett said the intent of Vernal City is to sell the four housing development sites as parcels and not as lots. The future developer will come before the Naples Planning Commission for the development and permit process.

Ken Bassett read through the Declaration of Restrictions with the commission and asked the commission to give their input.

The #2 parcel at this time does not have a Declaration of Restrictions or is planned at this time to be developed. The parcel will need to be rezoned from RF&M to RA-1.

The commission reviewed the Declaration of Restriction for parcel 1, 3, 4. The commission discussed the possibility that the development could be a PUD (plan unit development). Lot sizes were discussed. Lots on septic tanks 16,000 square feet minimum.

With no other business before the Planning and Zoning Commission the meeting adjourned at 9:20 p.m.

